

**Southerland House and Store**  
**CH-759**  
**Nanjemoy, MD**  
**Private**

**1898;1912**

Although significantly altered from its original form, the Southerland House and Store is an unusually elaborate example of Victorian architecture in the western section of Charles County. The building, now used solely as a private residence, was erected in two stages beginning with a simple 2-story side-gable frame structure that was later elaborated with an attached three story, pyramidal-roof tower. At the time of the three-story addition, a 2-story service wing was also erected creating an overall L-plan. Standing near the road, the dwelling is situated on a 52 acre parcel that includes 25 acres of flat open field surrounding the house and the remaining 27 acres of woodland.

In 1898, Thomas and Susie Norman sold approximately eighty acres known as "Part of Brawner's Chance" to Walter Southerland after which time the Southerland's likely erected the east wing of the current structure. During this period, at least the first floor was presumably used as a storehouse. In 1912, shortly before Walter's death in 1914, the dwelling was substantially enlarged by the construction of a three story main addition and a rear service ell. In 1925, Walter's widow, Maggie Southerland, then living in Philadelphia, sold the property to William Cox.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.

CH-759

### 1. Name of Property (indicate preferred name)

historic Southerland House and Store

other

### 2. Location

street and number 2010 Liverpool Point Road

not for publication

city, town Nanjemoy

vicinity

county Charles

### 3. Owner of Property (give names and mailing addresses of all owners)

name Randall G. Roe

street and number 2010 Liverpool Point Rd.

telephone 301-246-9143

city, town Nanjemoy

state MD

zip code 20662

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse

tax map and parcel: 60 p. 3

city, town La Plata

liber 3018 folio 311

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report  
☐ Other

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	1 1 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1 1 sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	1 1 structures
<input type="checkbox"/> object		<input type="checkbox"/> education	1 1 objects
		<input type="checkbox"/> funerary	2 1 Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

## 7. Description

Inventory No. CH-759

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Although significantly altered from its original form, the Southerland House and Store is an unusually elaborate example of Victorian architecture in the western section of Charles County. The building, now used solely as a private residence, was erected in two stages beginning with a simple 2-story side-gable frame structure that was later elaborated with an attached three story, pyramidal-roof tower. At the time of the three-story addition, a 2-story service wing was also erected creating an overall L-plan. Standing near the road, the dwelling is situated on a 52 acre parcel that includes 25 acres of flat open field surrounding the house and the remaining 27 acres of woodland. To the northeast of the dwelling is a small barn/chicken coop with a louvered cupola.

The dwelling is currently oriented south and is covered with asbestos shingle siding over weatherboard and a pressed metal roof. The cornice is boxed and accentuated with a frieze board. The foundation is of wooden posts and poured concrete. The east elevation of the tower includes a two-story 3-sided projecting bay holding three windows on the first and second story. The center bay is the largest and holds 2/2 windows while each side holds narrow 1/1 windows. Above this projecting bay, a decorative three-part window rests flush against the tower wall. A decorative gable pierces the roof above and contains a decorative arched window. The remaining wing to the north includes a contemporary octagonal porch that replaces an earlier shed-roof porch which sheltered the original transomed entrance door that leads into the stair hall. The second story includes two irregular window bays. The first floor fenestration has been altered as part of the shed addition.

The south elevation tower wall is slightly less ornate lacking the extended three part bay found on the east elevation. It does include a third floor three-part window as well as a decorative gable piercing the pyramidal roof. The first and second stories contain paired 2/2 windows. The wrap-around porch is a contemporary addition incorporating a 2-story enclosed shed addition that extends from the original south wall. Similarly, the rear elevation includes several later shed additions.

The interior floorplan and original materials have been significantly altered during a series of renovations. However, the building's most unique feature, the tower, remains relatively unchanged. It includes a parlor on the first floor below a small bedroom on the second story with original mantel and bullseye trim. A narrow stair-passage provides access to the third floor which likely housed a large cistern for indoor plumbing. The attic is fully paneled with horizontal and vertical tongue and groove boards.

## 8. Significance

Inventory No. CH-759

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

**Specific dates** 1898; 1912

**Architect/Builder** unknown

**Construction dates** 1898; 1912

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Southerland House and Store is of interest architecturally and as one of the few documented examples of a combined residential and commercial structure in the western section of Charles County. In 1898, Thomas and Susie Norman sold approximately eighty acres known as "Part of Brawner's Chance" to Walter Southerland after which time the Southerland's likely erected the east wing of the current structure. During this period, at least the first floor was presumably used as a storehouse. In 1912, shortly before Walter's death in 1914, the dwelling was substantially enlarged by the construction of a three story main addition and a rear service ell. In 1925, Walter's widow Maggie Southerland, then living in Philadelphia, sold the property to William Cox. After five years, William conveyed the dwelling to Thomas J. Cox. In 1937, it was purchased by Herbert and Lessie Robey. In 1966, the property was acquired by William and Maria Yates. The current owner, Randall G. Roe purchased the property in 2000.

A circa 1965 letter published in the Maryland Independent and written by a nephew of the Southerland's then living in Colonial Beach, Virginia provides insight into the building's history. A copy of this letter now in the possession of the current owners confirms that the building was used dually as a store and residence by Walter, known by his middle name of Irving, and his wife Maggie. Southerland, who had previously operated two stores closer to Liverpool Point Wharf, opened a store at this location around 1896, possibly to acquire a farm of his own or to be more conveniently situated closer to the area's agricultural community. Southerland sold a variety of goods including farm equipment and wagons as well as household items and foodstuffs. A store likely operated here until the adjacent brick store nearby was constructed in the mid-20th century.

Following the Civil War, Charles County suffered the same fate as most of the southern states. Land ceased to be cultivated, credit collapsed and many planters fell deep into debt. The turmoil of the Reconstruction era continued in Charles County well into the 20th century. This economic depression is reflected in the architectural tradition of the region. Construction of new buildings slowed after the Civil War and new buildings tended to be simple and restrained well into the 20th century. The construction of this unique three story wing, attests to the Southerland's economic prosperity.

This relative prosperity is likely associated with the commercial activity centered around Liverpool Point. Located approximately two miles directly east of the store at the end of Liverpool Point Road, Liverpool Point was one of a number of Potomac River steamboat landings and wharves in the western portion of Charles County. These wharves facilitated the movement of agricultural and consumer goods from Baltimore and Washington that were first exchanged at local stores like Southerland's. Established in the 18th century, Liverpool Point wharf continued in active use until 1948 and was the home of the several fisheries and other maritime related industries. At the end of the 19th century it was the home of the Monroe Family Caviar Company from the late 19th century to the 1930's. This maritime industry likely drew people to the vicinity as one of the limited sources of income in the area.

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## 9. Major Bibliographical References

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Inventory No. CH-759

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## 10. Geographical Data

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Acreage of surveyed property 72.75

Acreage of historical setting 72.75

Quadrangle name 1:25,000

Quadrangle scale Nanjemoy

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Verbal boundary description and justification

The site is associated with Charles County Property Tax Map 60, Parcel 311.

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## 11. Form Prepared By

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name/title Cathy Hardy/Historic Preservation Planner

organization Charles County Planning

date 4/24/2003

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

state MD zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-759

Section 8 Page 1

Southerland House & Store  
name of property  
Charles County, MD  
county and state

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**Chain of Title:**

- 2000 William and Maria Yates to Randall G. Roe.  
3018/312
- 1966 Lester and Charlotte Lewis to William and Maria Yates.  
183/11
- 1965 Rufus and Clara Samuel to Lester and Charlotte Lewis  
176/125
- 1959 Herbert Golden and Lessie M. Robey to Rufus and Clara Samuel  
141/29
- 1937 Thomas J. Cox to Herbert Golden and Lessie M. Robey  
67/185
- 1930 William Cox to Thomas J. Cox  
252/51
- 1925 Walter J. Mitchell and Maggie M Southerland (Philadelphia) widow of Walter S.  
Southerland, et al. To William Cox  
44/366
- 1898 Thomas and Susie Norman to Walter Southerland  
BGS 9/565

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-759

Section 9 Page 1

Walter Southerland House  
name of property  
Charles County, Maryland  
county and state

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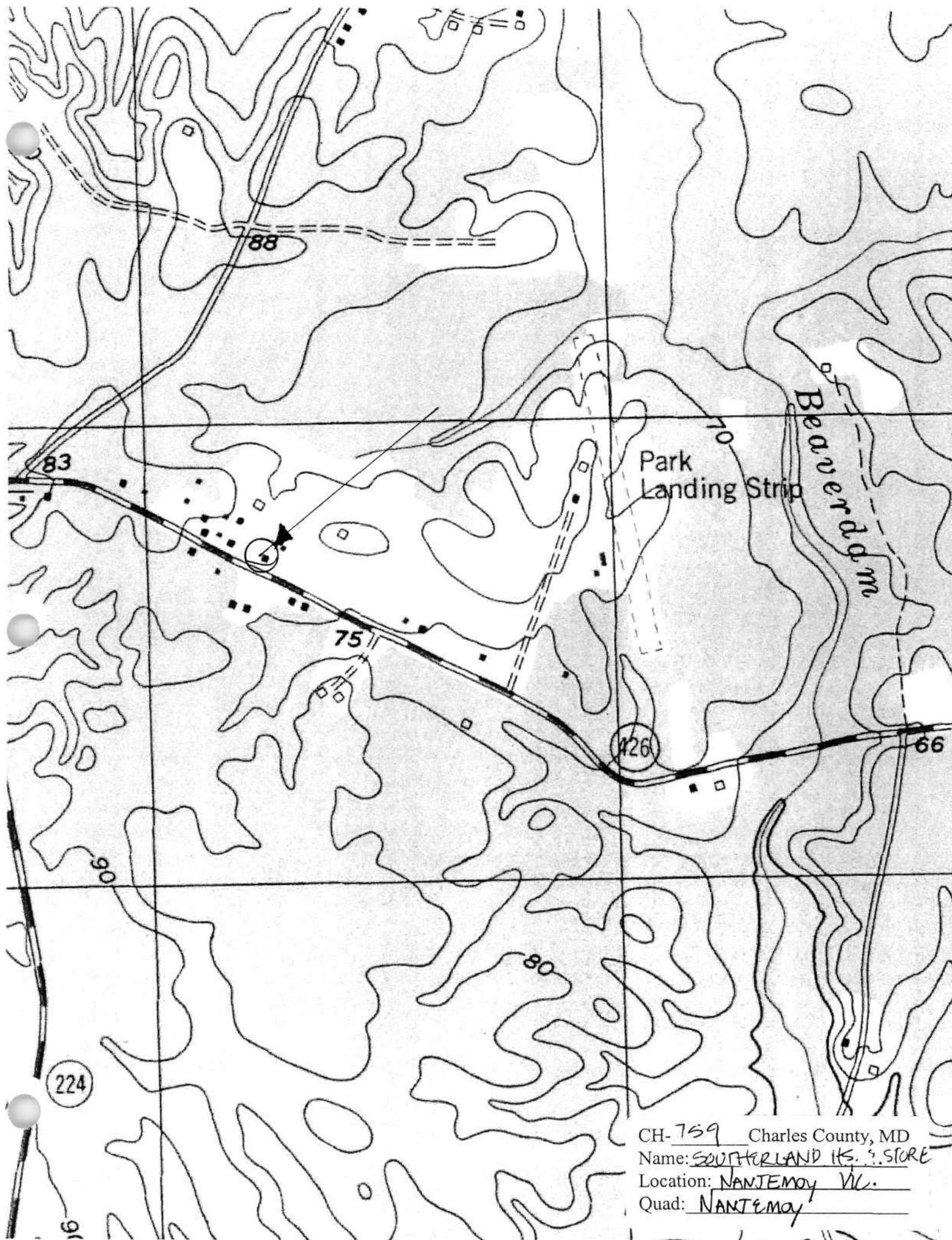
**Major Bibliographic References:**

Brown, Jack D., et al. Charles County, Maryland, A History.  
Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. The History of Charles County, Maryland.  
La Plata, MD: Charles County Tercentenary, Inc., 1958.









CH-759

WALTER SOUTHERLAND HOUSE

BNANTJEMOY, MD

C. HARDY

8/2002

MD SAPS

LOOKING W

10P4



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WALTER SOUTHERLAND HOWE  
NANTJEMOY, MD  
C. HARDY  
8/2002  
MD SHPO  
LOOKING SW  
2 OF 4



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WALTER SOUTHERLAND HOUSE  
NANTENAY, MD  
C. HARRY  
8/2002  
MD SUPD  
2ND STORY TOWER  
30F4





CH-759

WALTER SOUTHERLAND HOUSE

NANTJEMOY, MD

C. HARDY

8/2002

MD SHPO

TOWER ATTIC

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